



THE CITY OF SAN DIEGO

## FEE SCHEDULE FOR

# Development & Policy Approvals/Permits

CITY OF SAN DIEGO DEVELOPMENT SERVICES  
1222 FIRST AVENUE, MS 301, SAN DIEGO, CA 92101

CALL (619) 446-5300 FOR APPOINTMENTS AND (619) 446-5000 FOR INFORMATION.

INFORMATION  
BULLETIN  
**503**  
JUNE 2002

This Information Bulletin lists fees and deposits for development permits, policy approvals, environmental review, and optional project review. Additional fees/deposits will be required for any subsequent ministerial approvals (e.g., building permits, public right-of-way permits). For plan submittal requirements, see the Land Development Manual Project Submittal Requirements. A "fee" is a fixed amount collected for project review and/or inspection. A "deposit" is a payment into a Trust Fund account.

When a deposit account is used for project review, the Financially Responsible Party (as identified on the General Application form) will receive a monthly deposit statement reflecting the charges made against the account. If these charges exceed the advanced deposit, additional monies will be requested to maintain a positive balance. At the end of the project, any remaining funds will be returned.

It is necessary to evaluate all projects being submitted to ensure that all of the required information is provided to review the project. This is known as the completeness review. In most cases the completeness review for development permits/approvals will require submittal of one copy of all plans/documents as identified in the Land Development Manual Project Submittal Requirements, along with a Completeness Review Submittal Fee. Once it is determined that your submittal is complete, staff will collect the fees and/or deposits when your application is fully submitted.

Where multiple permits/approvals are requested (e.g., Coastal Development Permit with a Site Development Permit), the deposit amount for each permit/approval type are added together and that amount is required at the time of full submittal. Where one permit/approval is a fee and the other is a deposit, the fee and deposit amounts are added together and the entire project is reviewed under a deposit account. The Environmental Exemption, Initial Study and Negative Declaration fees are collected separately.

## I. POLICY APPROVALS

Policy approvals involve requests to amend existing City policies such as changing the zoning designation of a site or amending a community plan. This approval is a discretionary action and is subject to Environmental Review under the California Environmental Quality Act (CEQA). In addition to the fees

listed below, an environmental fee will also be collected upon full submittal (see Section III).

**Table 503A - Policy Approvals**

Permit/Approval	Fee or Deposit
<b>Policy Approvals:</b>	
Development Agreement .....	\$7,000 deposit
Land Use Plan/Local Coastal Program .....	\$3000 deposit
Rezoning .....	\$2500 deposit

## II. DEVELOPMENT PERMIT/APPROVAL

This approval is a discretionary action and is subject to Environmental Review under the California Environmental Quality Act (CEQA). With the exception of Extension of Time applications, an environmental fee will be collected upon full submittal (see Section III), in addition to the fees listed below. (For an Extension of Time application, the Environmental Review will occur during the first review cycle to confirm that the previous environmental document is still adequate under the California Environmental Quality Act. A separate Environmental Fee will not be collected for this review. Environmental staff will bill their time to the deposit or fee collected for the Extension of Time.)

**Table 503B - Development Permit/Approval**

Permit/Approval	Fee or Deposit
Amendment .....	Same as initial deposit or fee
<b>Appeals -</b>	
To Planning Commission or City Council	\$100 fee (paid by appellant)
To Board of Zoning Appeals ..	\$825 fee (paid by appellant)
By Recognized Community Planning Group ....	No Charge
<b>Coastal Development Permit (Single Family Dwelling w/no other approval, and environmental exemption or negative declaration) - fee based on total gross floor area -</b>	
1500 sq.ft. or less .....	\$1750 fee
1501-3500 sq.ft.	\$3250 + .50 per sq.ft. over 1500 sq.ft. fee
3501-7000 sq.ft.	\$4250 + .25 per sq.ft. over 3500 sq.ft. fee
>7001 sq.ft. ....	\$5125 fee

Printed on recycled paper. This information is available in alternative formats for persons with disabilities.

To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).

Be sure to see us on the WorldWide Web at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)

Permit/Approval	Fee or Deposit
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Coastal Development Permit (Residential Remodel w/no other approval, and environmental exemption or negative declaration) - <b>fee based on additional gross floor area:</b>	
500 sq.ft. or less .....	\$2000 + \$1 per sq.ft. fee
501-3500 sq.ft. ....	\$2500 + .50 per sq.ft. over 500 sq.ft. fee
>3501 sq.ft. ....	\$4000 fee
Coastal Development Permit .....	\$2650 deposit
Completeness Review Submittal Fee <sup>1</sup> .....	\$200 fee
Conditional Use Permit .....	\$2600 deposit
Extension of Time .....	Same as initial fee or deposit
Historical Resource Designation .....	\$700 deposit
Map Waiver .....	\$2000 deposit
Neighborhood Development Permit - General .....	\$725 fee
Neighborhood Development Permit - Fences .....	\$275 fee
Neighborhood Development Permit - Single Family Dwelling Lots containing Environmentally Sensitive Lands or Historical Resources .....	\$2600 deposit
Neighborhood Use Permit - General .....	\$475 fee
Neighborhood Use Permit - Home Occupation Regulation Exception .....	\$150 fee
Neighborhood Use Permit - Reallocation of Sign Area Allowance .....	\$3650 fee
Neighborhood Use Permit - Satellite Antenna .....	\$250 fee
Penalty Fee .....	Twice the permit fee
Planned Development Permit .....	\$2600 deposit
Site Development Permit .....	\$2600 deposit
Tentative Map .....	\$3600 deposit
Variance .....	\$1000 fee

<sup>1</sup>This fee is for one completeness review. Resubmittals for completeness review will be required to pay an additional Completeness Review Submittal Fee.

### III. ENVIRONMENTAL REVIEW

During the completeness review of all development permit/approval and policy approval applications, a determination will be made whether the project is a candidate for Environmental Exemption or is required to go through an Environmental Initial Study. Either the Environmental Exemption fee or the Environmental Initial Study fee is collected at full submittal of the project. The type of environmental document to be prepared is determined at the conclusion of the Environmental Initial Study. The appropriate fee will be collected at that time. For more information on the Environmental Review Process, see Information Bulletin 410, "Overview of the State of California and Federal Environmental Process."

### Table 503C - Environmental Review Fees

Permit/Approval	Fee or Deposit
Environmental Exemption .....	\$60 fee
Environmental Initial Study .....	\$700 fee
Environmental Negative Declaration .....	\$1400 fee
Environmental Mitigated Negative Declaration .....	\$2500 deposit
Environmental Impact Report (EIR) .....	\$7500 deposit
Mitigation Monitoring Field Check - Large Projects ..	\$250 fee
Mitigation Monitoring Field Check - Small Projects ..	\$125 fee
Mitigation Monitoring Small Project .....	\$450 deposit
Mitigation Monitoring Medium Project .....	\$3200 deposit
Mitigation Monitoring Large Project .....	\$7000 deposit
Mitigation Monitoring Plan Check - Small Project .....	\$450 fee
Mitigation Monitoring Plan Check - Large Project .....	\$800 fee

### IV. OPTIONAL PROJECT REVIEW SERVICES

The following services do not require a separate environmental review or completeness review submittal fee. The fees listed for these services are for one review. Any subsequent reviews will require this fee to be paid for each review. See Information Bulletin 513, "Preliminary Review," and Information Bulletin 500 "Substantial Conformance Review" for more information on these services.

### Table 503D - Optional Project Review Services

Permit/Approval	Fee or Deposit
Preliminary Review - Commercial/Industrial	
0-10,000 sq. ft. of proposed construction .....	\$350 fee
10,001-30,000 sq. ft. of proposed construction ....	\$700 fee
30,001 - 120,000 sq. ft. of proposed construction .....	\$1050 fee
>120,001 sq. ft. of proposed construction .....	\$1750 fee
Preliminary Review - Residential	
1-4 dwelling units .....	\$350 fee
5-25 dwelling units .....	\$700 fee
26-100 dwelling units .....	\$1050 fee
>101 dwelling units .....	\$1750 fee
Substantial Conformance Review - Commercial/Industrial	
0-10,000 sq. ft. of proposed construction .....	\$250 fee
10,001-30,000 sq. ft. of proposed construction ....	\$500 fee
30,001 - 120,000 sq. ft. of proposed construction .....	\$750 fee
>120,001 sq. ft. of proposed construction .....	\$1000 fee
Substantial Conformance Review - Residential	
1-4 dwelling units .....	\$250 fee
5-25 dwelling units .....	\$500 fee
26-100 dwelling units .....	\$750 fee
>101 dwelling units .....	\$1000 fee